

Kelkari Phase 3 Minor Amendment to MSPA16-00001

Project Narrative

Project Name: Kelkari Phase 3 Minor Amendment to MSPA16-00001

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Project Location: 1100 Prospect Lane SW, Issaquah, WA

Parcel Numbers: 380090-0080; -0090; -0100; -0120

STR: SE ¼, Section 33, Township 24N, Range 6E

Project Description:

The proposed Minor Amendment to the approved Kelkari MSP (MSPA16-00001) is for an increase to the allowed impervious surface for the Master Site Plan, which will be used in Phase 3.

While this Minor Amendment will authorize additional “allowed” impervious surface coverage to be used in Phase 3, Intracorp is not proposing any substantive changes to the site layout for Phase 3 as approved in the Master Site Plan. As discussed in the updated SEPA Checklist dated August 27, 2020, there are no probable significant environmental impacts that will result from the Minor Amendment.

The Minor Amendment makes no changes to approved Phases 1 or 2. There are no substantive changes to the Phase 3 site layout as approved by MSPA16-00001 and ASDP16-00004, since the revisions to the storm drainage system will be located primarily underground, with the exception of appurtenances that must be at the surface. There will be no changes or additional impacts to critical areas or open space as a result of the Minor Amendment beyond those approved by MSPA16-00001 and ASDP16-00004.

The Minor Amendment to the MSP is to increase the allowable impervious surface area for land use purposes in Phase 3 from 1.46 acres to 1.85 acres. The 1.46-acre current allowable area for Phase 3 was provided by the City in the approved notes from a June 25, 2020 teleconference with the applicant. These approved meeting notes are attached for reference. The increase is proposed based on the Issaquah Municipal Code (“IMC”) methodology for calculating impervious surface for land use purposes.

Subject to modification as required by the City permitting process, the Minor Amendment will result in the following revisions to Phase 3:

- The proposed detention system will get larger.
- The proposed water quality treatment system may be changed from a stormfilter system to a biopod system. The treatment system will be determined based on final design of the storm drainage system.
- Setbacks from the detention systems to the right of way and buildings will change.
 - A five (5) foot setback to the Sunrise Place SW right-of-way will be maintained for the detention tank.
 - A minimum three (3) foot setback to all buildings will be maintained for the detention tank. While the preliminary storm drainage plan (Sheet C4.01), dated August 24, 2020 prepared by Core, shows a setback of 4.95 feet from the detention tank to Building 9, the Minor Amendment proposes a minimum setback of 3 feet in order to preserve flexibility as the design is finalized.

The revisions to the storm drainage system necessary to mitigate the additional impervious surface proposed by the Minor Amendment are approximately 66 lineal feet of the proposed 8-foot diameter pipe, use of a biopod rather than a sand filter and other related improvements, and buffer setback modifications. Should it be determined that less than 1.85 acres of impervious surface is required based on final site layout, the improvements described in this Minor Amendment may be reduced in total size.

The Minor Amendment will resolve an administrative misunderstanding between Intracorp and the City regarding how the City would calculate impervious surface coverage in each phase of this project. Intracorp previously believed that the City would allow pervious pavers to be excluded from impervious surface calculations, but the City has now indicated that such pavers would be included in any impervious surface calculations. Accordingly, this Minor Amendment is proposed to authorize additional “allowed” impervious surface coverage, in excess of the approved 4.47 acres for all three phases of Kelkari in the previously approved Minor Amendment, approved September 20, 2017 in order to resolve the misunderstanding regarding impervious surface calculation.

The following table summarizes the increase in impervious surface area for land use purposes for Kelkari Phases 1, 2 and 3:

Phase	Constructed/Approved Impervious	Proposed Impervious
1	1.40 acres	1.40 acres
2	1.61 acres	1.61 acres
3	1.46 acres	1.85 acres
Total	4.47 acres	4.86 acres

Sources: Phase 1 constructed impervious area is from Preliminary TIR approved with MSPA16-00001 and ASDP16-00004. Phase 2 constructed impervious area is from approved SW18-00016.

For Kelkari Phases 1, 2 and 3, the impervious surface area for land use purposes will increase from 4.47 acres to 4.86 acres, an increase of approximately 8.7%.

The Minor Amendment proposes no changes to approved Phases 1 or 2. There are no substantive changes to the Phase 3 site layout as approved by MSPA16-00001 and ASDP16-00004.

The overall project site is 31.2 acres. The proposed impervious coverage ratio is 15.6% (4.86 / 31.2). This is an increase of 1.3% from the 14.3% impervious coverage ratio approved by MSPA16-00001 and ASDP16-00004. The proposed impervious surface coverage ratio is less than one third of the 50% ratio permitted in the MF-M zone based on the vested and current zoning code standards.

Since there are no substantive changes to the Phase 3 site layout proposed by the Minor Amendment, no land use or aesthetic impacts are anticipated.

The Minor Amendment to the MSP is proposing a maximum storm drainage impervious surface area from 1.52 acres to 1.81 acres for Phase 3. The 1.52 acre current allowable impervious area for “vested” storm drainage design in Phase 3 was provided by the City in the approved notes from a June 25, 2020 teleconference with the applicant. Storm drainage flow control/detention design for 1.52 acres of impervious will be based on the 1990 KCSWDM standards as amended by the IMC, to which Phase 3 is vested. All additional impervious area for stormwater purposes up to the maximum of 1.81 acres would be modeled per the current storm drainage standards (2014 DOE Manual).

The Minor Amendment to the MSP proposes a maximum “vested” pollution generating impervious surface (PGIS) of 0.64 acre for Phase 3, which consists of treatment for phosphorus only. The PGIS allowance represents a 5% increase from the 0.61 acre approved as the preliminary design by MSPA16-00001 and ASDP16-00004. PGIS amounts exceeding 0.64 acres would be treated per current standards, which includes phosphorus and enhanced treatment. In other words, PGIS is not limited but, will be treated differently based on its area.

The approved preliminary design of the original Master Plan (MSP94-01/SDP97-09) did not stipulate a maximum pollution generating impervious surface (PGIS) for Phase 3. Preliminary design of the approved Minor Amendment to the Master Plan (MSPA16-00001 and ASDP16-00004) as submitted by Core for Phase 3 included a PGIS of 0.61 acre. The proposed Minor Amendment to the MSP is to permit a maximum “vested” pollution generating impervious surface (PGIS) for Phase 3 of 0.64 acre (treatment for phosphorus only). PGIS amounts exceeding this area would require treatment per current standards (phosphorus and enhanced treatment). In other words, PGIS is not limited but, will be treated differently based on its area.

The proposed PGIS allowance represents a 5% increase from the 0.61 acre approved as the preliminary design by MSPA16-00001 and ASDP16-00004. For Kelkari Phases 1, 2 and 3, the impervious surface area for storm drainage will increase from 4.47 acres to 4.76 acres, an increase of approximately 6.5%.

The following table summarizes the increase in impervious surface area for storm drainage for Kelkari Phases 1, 2 and 3:

Phase	Impervious Surface Type	Constructed/Approved Impervious	Proposed Impervious	
1	Clean	0.69 acres	0.69 acres	1.40 acres

	PGIS	0.71 acres	0.71 acres	
2	Clean	0.88 acres	0.88 acres	1.65 acres
	PGIS	0.67 acres	0.67 acres	
3	Clean	1.52 acres	1.81 acres ^{1,2}	1.81 acres ^{1,2}
	PGIS			
Total		4.47 acres	4.76 acres	4.76 acres

Source: Phase 1 and 2 impervious surface type and area is from approved Phase 2 TIR.

¹ Vested stormwater detention standards apply to Phase 3 impervious coverage up to 1.52 acres. Current stormwater detention standards apply to the Phase III excess impervious coverage exceeding 1.52 acres.

² PGIS not to exceed 0.64 acre under vested storm standards. PGIS permitted to exceed 0.64 acre if treatment includes both enhanced and phosphorus mitigation.

Note that the differences in the two tables between impervious surface areas within Phases 1 and 2 are due to:

- LID credits were applied to the stormwater impervious surface in Phase 2; and,
- Retaining wall surface area was/is was not included in the stormwater impervious surface calculations.

Based on the approved notes from a June 25, 2020 teleconference with the applicant, 1.52 acres of impervious area within Phase 3 will be modeled per the Issaquah Creek Basin and Nonpoint Action Plan, adopted by the City of Issaquah in October 1995 and the 1990 KCSWDM standards as amended by the IMC, to which Phase 3 is vested. All additional impervious area for storm drainage purposes up to the maximum of 1.81 acres will be modeled per the current IMC storm drainage standards (2014 DOE Manual).

The TIR prepared by CORE Design, dated November 26, 2019, modeled the proposed storm drainage impervious as 1.50 acres, resulting in an 8-foot diameter, 196 lineal foot detention tank using the “vested” drainage standards. For the proposed increase to 1.81 acres of impervious, 1.52 acres will be modeled using the vested drainage standards, and the remaining 0.29 acres will be modeled using the 2014 DOE Manual as amended by the Issaquah IMC. Based on that methodology, the modeling indicates that an 8-foot diameter, 262 lineal foot detention tank is required, which is additional 66 lineal feet of pipe beyond what was previously designed. This modeling will be refined based on final design and the final detention tank sizing will be determined.

For preliminary storm drainage calculations and preliminary design of the storm drainage system, please refer to the following documents included with the Minor Amendment application:

- Minor Modification Storm Drainage Calculations, prepared by CORE, dated August 18, 2020

- Storm Drainage Plans, Sheets C4.01, C4.23, C4.31, C4.32 and C4.33, prepared by CORE, dated August 24, 2020

With the additional detention tank length, the setbacks of the detention tank from the right-of-way will be a minimum of five (5) feet and from the building foundations will be a minimum of three (3) feet. These setbacks were discussed with, and conceptually agreed by the City, in an email exchange with CORE on July 16, 2020.

While the preliminary storm drainage plan (Sheet C4.01), dated August 24, 2020 prepared by Core, shows a setback of 4.95 feet from the detention tank to Building 9, the Minor Amendment proposes a minimum setback of 3 feet in order to preserve flexibility as the design is finalized.

The reduced building setback will be mitigated by lowering the building foundations as recommended by the structural and geotechnical engineers to ensure integrity of the affected building and detention system. By lowering the building foundations, no additional surcharge loading will be imposed on the detention tank. The lowered building foundations will also allow future maintenance to be performed using conventional excavation techniques without impacting Building 9.

Please refer to the following documents included with the Minor Amendment application for further discussion of required revisions to foundation and structural design:

- Geotechnical Engineering Review Letter, including Detention Tank Cross Sections, prepared by Terra Associates, dated August 27, 2020
- Storm Drainage Plans, Sheets C4.01, C4.23, C4.31, C4.32 and C4.33, prepared by CORE, dated August 24, 2020
- Kelkari Townhomes Building 9 Structural Plans, Sheet 3.00, prepared by Yu & Trochalakis, dated August 25, 2020
- Letter regarding Building 9 Footing Design, prepared by Yu & Trochalakis, dated August 27, 2020

Water quality treatment will be designed per the vested City standards during development of the original Kelkari for a PGIS up to 0.64 acre. This vested standard requires 50% phosphorus removal. If the PGIS exceeds 0.64 acre, the treatment system will be designed to meet the 2014 DOE Manual standards which requires both phosphorus and enhanced treatment, and a biopod system, in place of the storm filter system, will be installed.

Construction drawings would be modified to eliminate permeable pavement within Phase III, at the City's request. The impact of the additional impervious area would be compensated in an enlargement of the detention system and possibly a revision to the treatment system to accommodate for Phosphorus and Enhanced Treatment should the PGIS allowance of 0.64 acres be exceeded. The 8-foot diameter detention tank as presented in the February 11, 2020 SWP plan set would be lengthened from 196 lineal feet to 262 lineal feet. The 66 additional lineal feet assumes the maximum of 1.81 acres of impervious surface for storm drainage. The tank would be elongated to the northwest between CB 305 and CB 306 maintaining a 5 foot minimum setback from the right-of-way and a 3 foot minimum setback from all adjacent buildings. An option to elongate the tank to the southeast for the tank located south of CB 305 may also be considered, but this alternative will need to be evaluated in the interest of saving the existing tree between Buildings 10 and 11. If enhanced and phosphorus treatment is

required, a GULD approved biopod system will be used. Note that final design and detention tank sizing may result in minor refinements from this summary, which is based on preliminary modeling and design. Final design and detention tank sizing will be subject to review and approval by the City as part of the Phase 3 SWP.